



**MEMORANDUM**                      **Planning Division – PZ Memo No. 16-082**

**DATE:**            NOVEMBER 2, 2016

**TO:**                PLANNING AND ZONING COMMISSION

**THRU:**            JEFF KURTZ, PLANNING ADMINISTRATOR  
                 KEVIN MAYO, PLANNING MANAGER *KH* *[Signature]*

**FROM:**            ERIK SWANSON, SENIOR CITY PLANNER *ES*

**SUBJECT:**        APL16-0003 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR16-0013/PPT16-0017 PASEO VISTA VILLAGE

Request:            Area Plan Amendment to the Chandler Airpark Area Plan from Neighborhood Commercial to Medium-Density Residential, and rezoning from Planned Area Development (PAD) for Commercial uses to PAD for a condominium development, with Preliminary Development Plan (PDP) approval for subdivision layout and housing product and Preliminary Plat (PPT) approval for a 14.94-acre, 111-lot residential condominium subdivision

Location:           Northeast corner of McQueen and Ocotillo roads

Applicant:           Brennan Ray; Burch & Cracchiolo

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval of the Area Plan Amendment, Rezoning, Preliminary Development Plan, and Preliminary Plat, subject to conditions.

**BACKGROUND**

The approximately 15-acre site is located at the northeast corner of McQueen and Ocotillo roads. Along the north and east boundaries of the site is the Lantana Village single-family duplex development; beyond Lantana Village is the Lantana Ranch standard single-family residential subdivision. West, across McQueen Road is the Paseo Vista City Park. South of Ocotillo is vacant land that is zoned for commercial and congregate care uses. The site was zoned commercial with the larger Lantana Ranch community in 2000. In 2001, a Rezoning and PDP was approved for a grocery anchored center that included a gas station.

November 2, 2016

The request is for Area Plan Amendment to the Chandler Airpark Area Plan (CAAP) from Neighborhood Commercial to Medium-Density Residential allowing for a density range of 8.1-12 dwelling units per acre, and rezoning from Planned Area Development (PAD) for Commercial uses to PAD for a condominium development, with Preliminary Development Plan approval for subdivision layout and housing product. The 111-unit development provides nine dwelling units per acre.

The gated development has been designed to reflect some of the architectural vernacular in the surrounding area. Architectural style is a Santa Barbara Spanish Colonial influence, with various elements of the style being incorporated into individual units within the residential packs. The condominiums are clustered in either groupings of 4, 5, 6, 7, or 8 packs. All units are two stories with the 7 and 8 pack buildings offering three stories on two of the units.

The units range from 1,753 square feet up to 2,410 square feet. Each unit provides either a private courtyard or loggia. Architectural design elements will vary from unit to unit, as well as paint scheme in order to provide variation between the units. Design elements include arched windows, recessed windows, pop out elements, shutters, metal awnings, and wrought iron elements.

Pedestrian links are provided throughout the site providing links between the unit clusters and amenity areas. The development is an alley loaded design, meaning that access to the front doors are provided through a common pedestrian walkway with all garages facing out to the alleys.

Due to some significant site restraints along the arterials that requires the development to take all of the McQuuen Road retention rather than the standard half-street, as well as a large SRP Easement that runs along the Ocotillo Road, deep landscape setbacks are provided. As a result of the constraints, development of the site is more internalized rather than brought out to the street frontages. With the constraints as well as the residential uses surrounding the site, the design team has implemented a design that takes into consideration the adjacent resident homes resulting in a layout where no homes are planned to be adjacent to or back-up to the existing Lantana Village community.

#### **AREA PLAN AMENDMENT**

The site is designated as neighborhood commercial within the CAAP. The area plan is bounded by Pecos Road, Arizona Avenue, and Gilbert and Ocotillo roads. As commercial development has occurred on the City's major commercial corridors (Arizona Avenue and Gilbert Road), the viability of typical commercial development along other corridors has been substantially reduced. This coupled with the acquisition of Safeway Inc. by Albertsons has led to the commercial property owner seeking to sell off some of the less viable commercial pieces. The project provides a great means of transitioning of density from the intersection corner with the site's proposed density of nine units per acre, stepping down to 6.9 units per acre as found in Lantana Village to the density of three units per acre within Lantana Ranch.



### **AIRPORT COMMISSION**

The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process at their October 12, 2016 meeting. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission found that the proposed development does constitute a conflict with existing and/or planned airport uses. While a non-residential use is preferred, various physical and administrative corrective actions were recommended for mitigation.

Physical corrective actions included noise attenuation construction within the residential units, a roadway style sign indicating the presence of low flying aircraft, and the incorporation of "Chandler Airpark" in the development's name which shall be prominently displayed on a monument sign visible from the right-of-way, or other measure acceptable to city planning or airport staff. The applicant discussed the last physical corrective action with the Airport Commission, and requested that due to the site's proximity to the Paseo Vista Park that "Chandler Airpark" not be required in the name, and that rather the developer would like to include various placards in the community center relating to the airpark. The Commission was fine with the modification resulting in the statement "or other measure acceptable to city planning or airport staff."

Administrative corrective actions includes the requirement of significant disclosure statements to be signed by prospective owners indicating the proximity to the airport, heliport, aircraft engine repair and testing facility, and the potential impact from aviation noise and vibrations, a disclosure statement on the final plat, disclosures included in the Subdivision Public Report, and an avigation easement being dedicated to the City of Chandler. Finally, a large map shall be displayed within the sales office identifying the proximity of the development to the airport including the noise contours, and over flight patterns. A copy of the Airport Manager's report detailing the Airport Commission's recommendation is attached to this memo.

### **DISCUSSION**

Planning Staff supports the request finding that the development of condominiums is well suited at this location. With the development of larger commercial centers along some of the main commercial corridors of Arizona Avenue and Gilbert Road, commercial development is drawn away from the site. Additionally, with the current residential density transition of Lantana Ranch to Lantana Village, the density of Paseo Vista Village implements good development practices.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 12, 2016; five neighbors attended. The applicant has also reached out the Lantana Village HOA, and other neighborhood advocates.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request; however, did hear from one resident that was not aware of the project. Planning Staff provided a digital copy of the development booklet, and has not heard from the resident since providing the information.

## **RECOMMENDED ACTIONS**

### **Area Plan Amendment**

Planning Staff recommends Planning Commission motion to recommend approval of APL16-0003 CHANDLER AIRPARK AREA PLAN AMENDMENT.

### **Rezoning**

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0013 PASEO VISTA VILLAGE, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Paseo Vista Village", kept on file in the City of Chandler Planning Division, in File No. DVR16-0013, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
7. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
8. The following stipulations shall be the responsibilities of the sub-divider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:



November 2, 2016

- a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property.
- b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area), as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".
- c) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.
- d) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
- e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
- f) All homes and buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.
- g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

"This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler."

9. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
10. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby an existing landfill and a transfer station that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing landfill and a transfer station, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the subdivider/homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
11. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

#### **Preliminary Development Plan**

Planning Staff recommends Planning Commission motion to recommend approval of Preliminary Development Plan DVR16-0013 PASEO VISTA VILLAGE, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Paseo Vista Village", kept on file in the City of Chandler Planning Division, in File No. DVR16-0013, except as modified by condition herein.
2. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

#### **Preliminary Plat**

Planning Staff recommends Planning Commission motion to recommend approval of Preliminary Plat PPT16-0017 PASEO VISTA VILLAGE, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.



## **PROPOSED MOTIONS**

### **Area Plan Amendment**

Motion Planning Commission to recommend approval of Area Plan Amendment APL16-0003 CHANDLER AIRPARK AREA PLAN AMENDMENT, amending from Neighborhood Commercial to Medium-Density Residential, as recommended by Planning Staff.

### **Rezoning**

Motion Planning Commission to recommend approval of Rezoning DVR16-0013 PASEO VISTA VILLAGE, from PAD for commercial to PAD for a condominium development, subject to the conditions recommended by Planning Staff.

### **Preliminary Development Plan**

Motion Planning Commission to recommend approval of Preliminary Development Plan DVR16-0013 PASEO VISTA VILLAGE, approval for site layout and building architecture, subject to the conditions as recommended by Planning Staff.

### **Preliminary Plat**

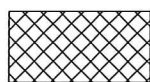
Motion Planning Commission to recommend approval of Preliminary Plat PPT16-0017 PASEO VISTA VILLAGE, approval for a 111-unit residential condominium development, subject to the condition recommended by Planning Staff.

### **Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Current Area Plan Map
5. Proposed Area Plan Map
6. Representative Elevations
7. Representative Floor Plans
8. Airport Conflict Evaluation
9. Preliminary Plat
10. Development Booklet

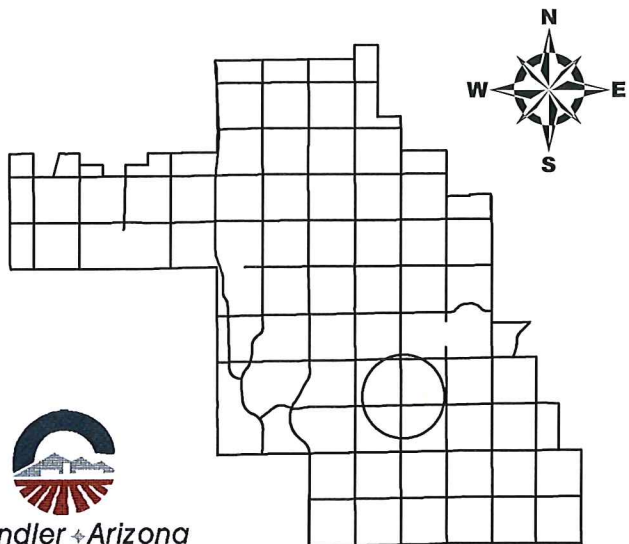


## Vicinity Map



DVR16-0013

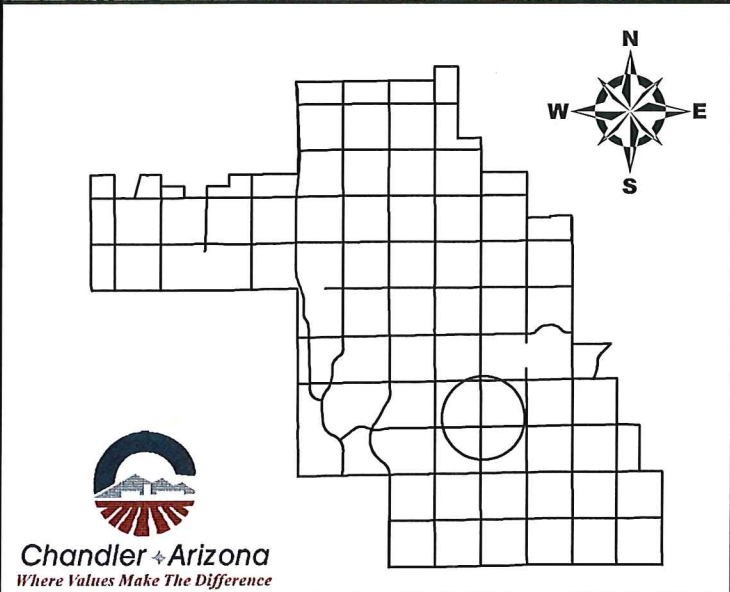
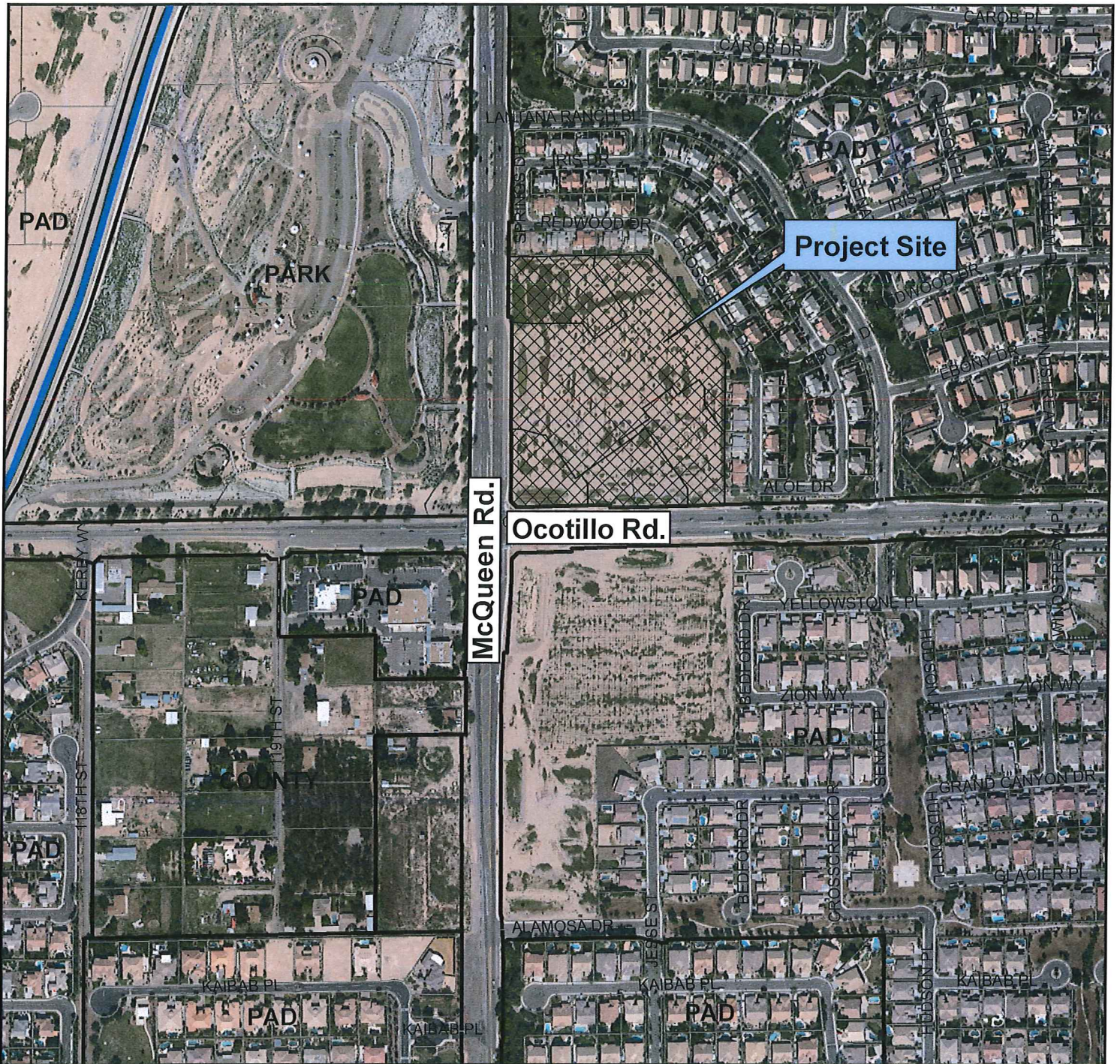
Paseo Vista Village



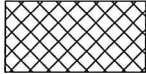
Chandler, Arizona  
Where Values Make The Difference

CITY OF CHANDLER 5/4/2016





## Vicinity Map



**DVR16-0013**

**Paseo Vista Village**

CITY OF CHANDLER 5/4/2016

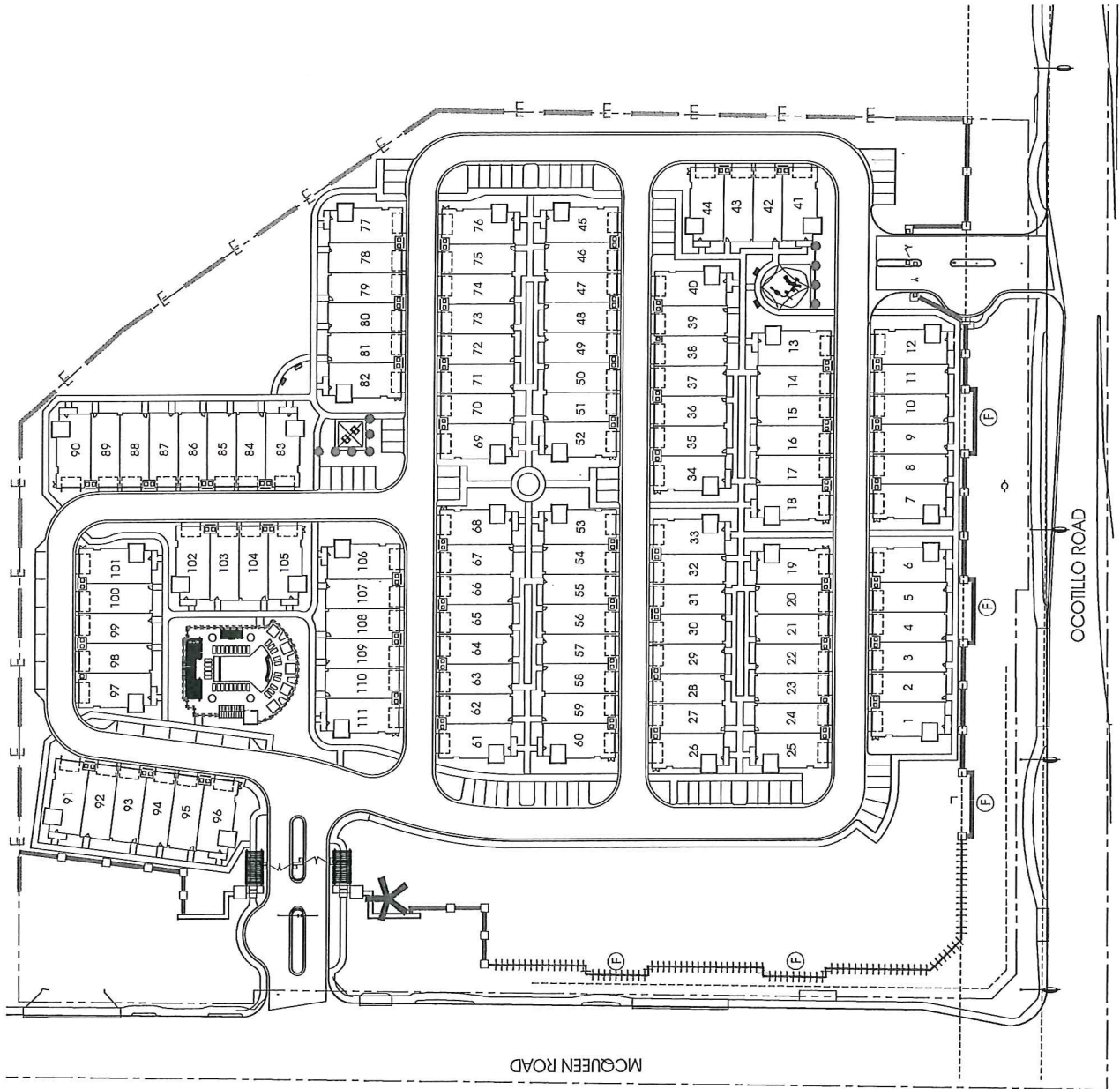


# Paseo Vista Village

CHANDLER, ARIZONA

## LEGEND

- PERIMETER THEME WALL W/ VIEW FENCE
- +++++ VIEW FENCE
- POOL FENCE
- LOW WALL AT RAMADA/PLAYGROUND AREA
- E— EXISTING WALL TO REMAIN
- \* ENTRY MONUMENT
- (F) FENCE UNDULATION



**F2 GROUP**  
4802 75th Street P.  
Phoenix, AZ 85018



SHEET NO.

**Meritage Homes**  
PRELIMINARY - NOT FOR CONSTRUCTION



## CHANDLER, ARIZONA

### PLANT LEGEND

[illegible]

## GENERAL NOTES

- [illegible]

## VICINITY MAP



# CONCEPTUAL LANDSCAPE PLAN



2GROUP

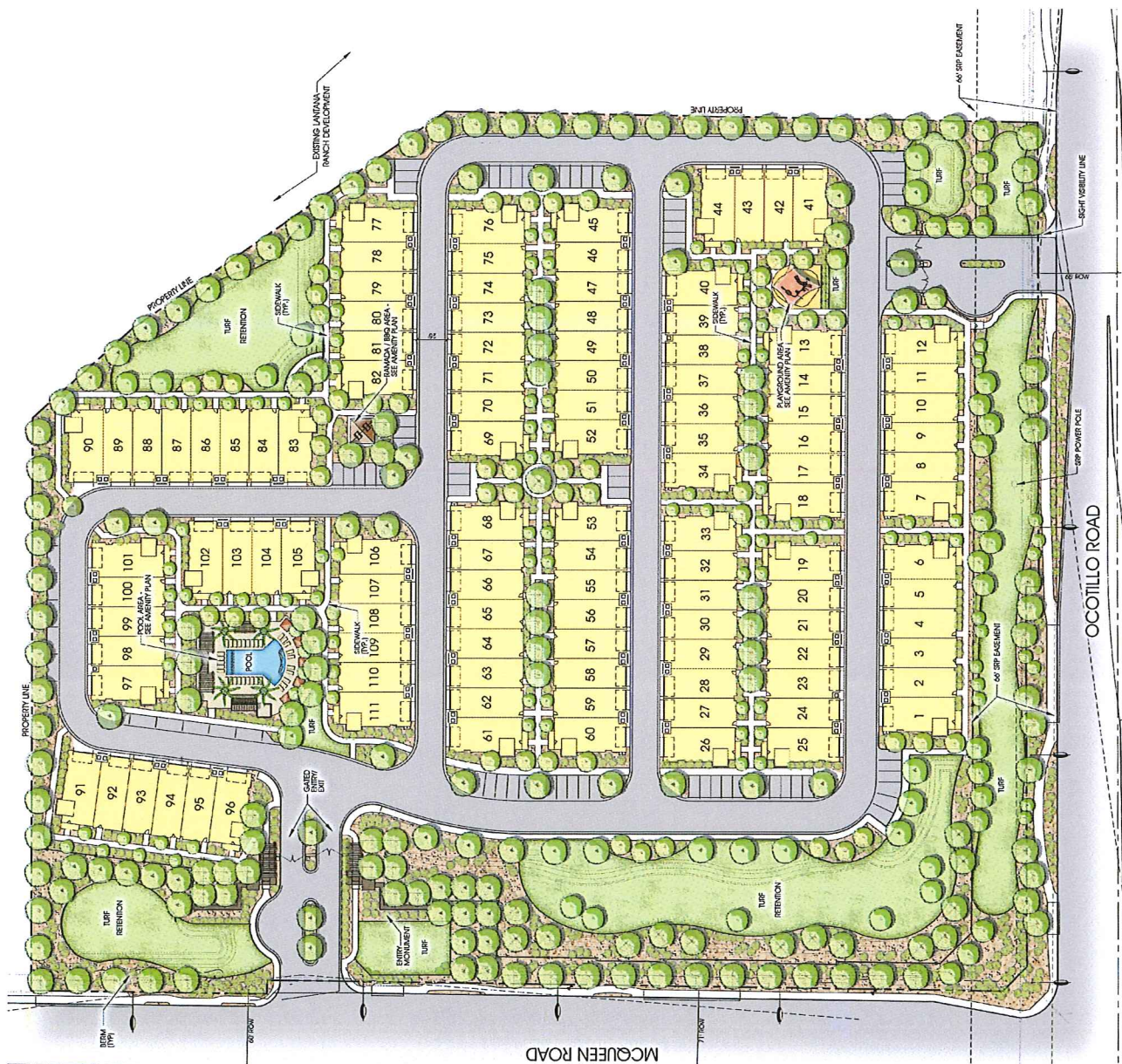
SHEET NO. \_\_\_\_\_



NORTH  
10.24.16  
1°-50-07



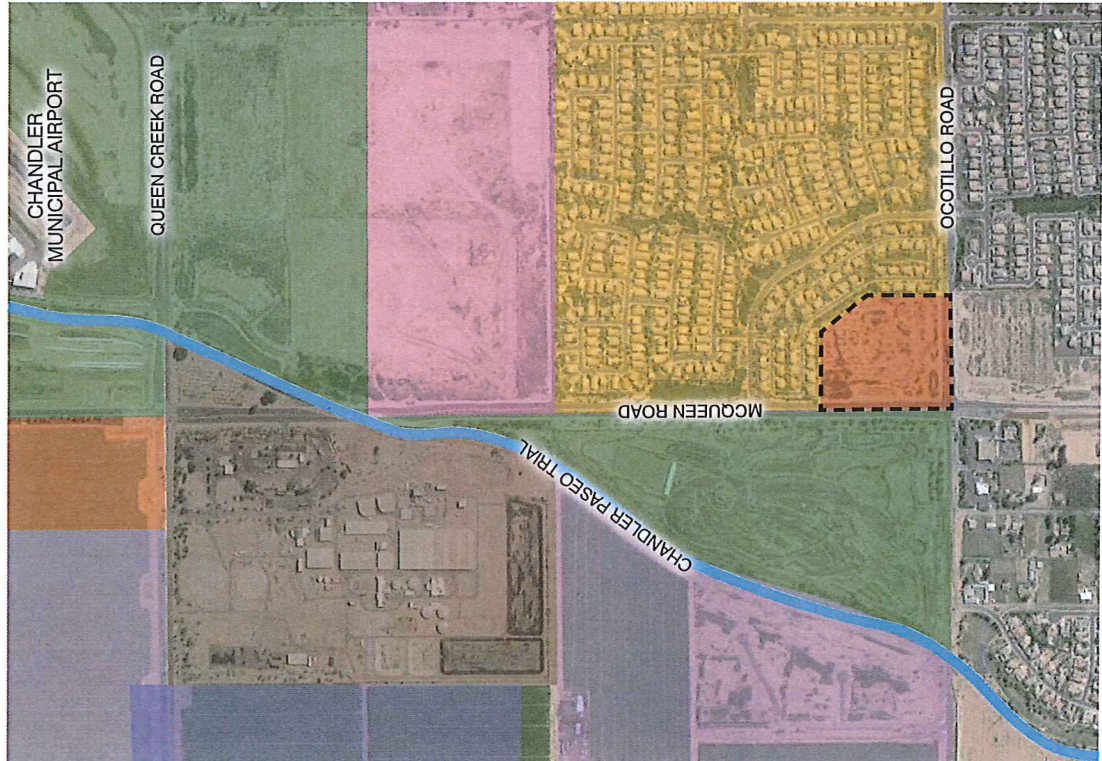
PRELIMINARY - NOT FOR CONSTRUCTION











EXISTING AREA PLAN



PROPOSED AREA PLAN

- LEGEND**
- INDUSTRIAL
  - LIGHT INDUSTRIAL
  - PARKS AND OPEN SPACE
  - COMMERCIAL/OFFICE/BUSINESS PARK
  - NEIGHBORHOOD COMMERCIAL
  - LOW-MEDIUM DENSITY RESIDENTIAL





# 7 Plex - Spanish Elevation

Paseo (Front) Elevation

**Paseo Vista Village**  
Chandler, Arizona

August 25, 2016  
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SQUARE FOOTAGES - UNIT 1			
	Inspector A	Inspector B	Inspector C
1	114	113	
2	126	125	126
3	126	125	126
4	126	125	126
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100	126	125	126

**SQUARE FOOTAGES - UNIT 1A**

	Student A	Student B	Student C
100	100	100	100
200	200	200	200
300	300	300	300
400	400	400	400
500	500	500	500
600	600	600	600
700	700	700	700
800	800	800	800
900	900	900	900
1000	1000	1000	1000

SQUARE FOOTAGES - UNIT 4		Division A	Division B	Division C
2410	2410	2410	2410	2410



## First Floor Plan

1994



MS160070.00

with the following:

## 7-Plex - Spanish Elevation

**Paseo Vista Village**  
Chandler, Arizona

August 25, 2016  
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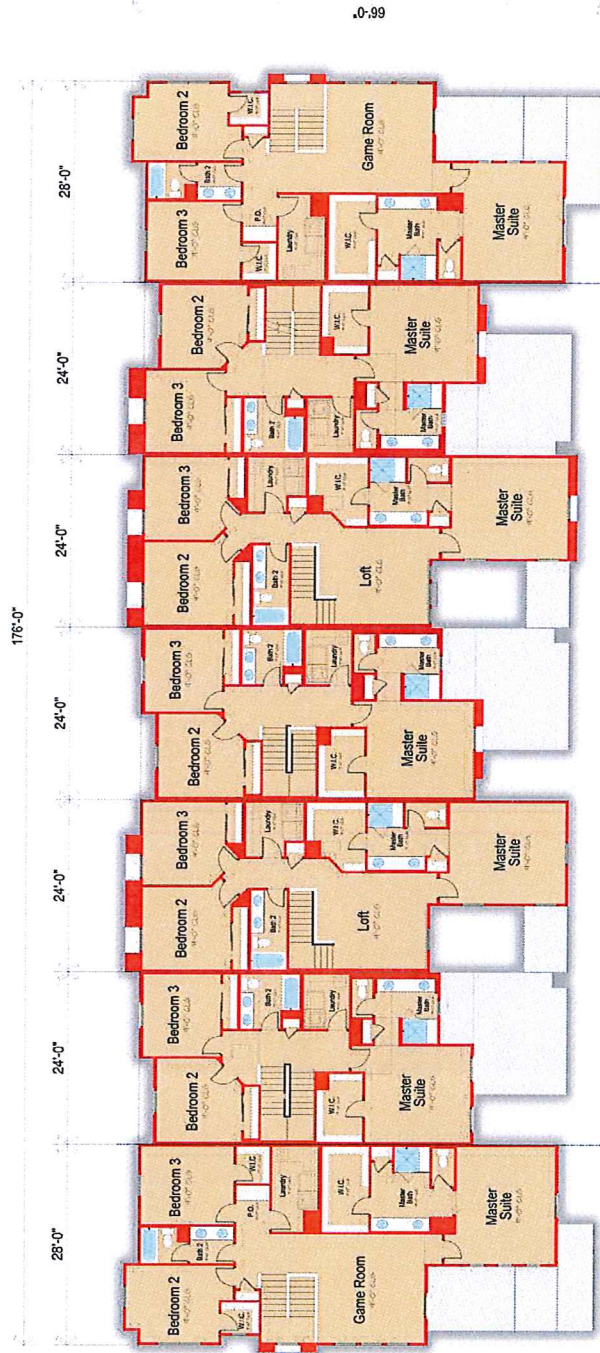
BSB  
DESIGN

SQUARE FOOTAGES - UNIT 1	
Room	Area
Bedroom 1	11'0" x 12'0" = 132
Bedroom 2	11'0" x 12'0" = 132
Bedroom 3	11'0" x 12'0" = 132
Master Suite	11'0" x 12'0" = 132
Loft	11'0" x 12'0" = 132
Bath	5'0" x 6'0" = 30
Kitchen	10'0" x 10'0" = 100
Living Room	10'0" x 10'0" = 100
Dining Room	10'0" x 10'0" = 100
Breakfast Room	10'0" x 10'0" = 100
Entry	10'0" x 10'0" = 100
Staircase	10'0" x 10'0" = 100
W.C.	5'0" x 6'0" = 30
Storage	10'0" x 10'0" = 100
Garage	10'0" x 10'0" = 100
Other	10'0" x 10'0" = 100
<b>Total</b>	<b>1,000</b>

SQUARE FOOTAGES - UNIT 1A	
Room	Area
Bedroom 1	11'0" x 12'0" = 132
Bedroom 2	11'0" x 12'0" = 132
Bedroom 3	11'0" x 12'0" = 132
Master Suite	11'0" x 12'0" = 132
Loft	11'0" x 12'0" = 132
Bath	5'0" x 6'0" = 30
Kitchen	10'0" x 10'0" = 100
Living Room	10'0" x 10'0" = 100
Dining Room	10'0" x 10'0" = 100
Breakfast Room	10'0" x 10'0" = 100
Entry	10'0" x 10'0" = 100
Staircase	10'0" x 10'0" = 100
W.C.	5'0" x 6'0" = 30
Storage	10'0" x 10'0" = 100
Garage	10'0" x 10'0" = 100
Other	10'0" x 10'0" = 100
<b>Total</b>	<b>1,000</b>

SQUARE FOOTAGES - UNIT 2	
Room	Area
Bedroom 1	11'0" x 12'0" = 132
Bedroom 2	11'0" x 12'0" = 132
Bedroom 3	11'0" x 12'0" = 132
Master Suite	11'0" x 12'0" = 132
Loft	11'0" x 12'0" = 132
Bath	5'0" x 6'0" = 30
Kitchen	10'0" x 10'0" = 100
Living Room	10'0" x 10'0" = 100
Dining Room	10'0" x 10'0" = 100
Breakfast Room	10'0" x 10'0" = 100
Entry	10'0" x 10'0" = 100
Staircase	10'0" x 10'0" = 100
W.C.	5'0" x 6'0" = 30
Storage	10'0" x 10'0" = 100
Garage	10'0" x 10'0" = 100
Other	10'0" x 10'0" = 100
<b>Total</b>	<b>1,000</b>

SQUARE FOOTAGES - UNIT 4	
Room	Area
Bedroom 1	11'0" x 12'0" = 132
Bedroom 2	11'0" x 12'0" = 132
Bedroom 3	11'0" x 12'0" = 132
Master Suite	11'0" x 12'0" = 132
Loft	11'0" x 12'0" = 132
Bath	5'0" x 6'0" = 30
Kitchen	10'0" x 10'0" = 100
Living Room	10'0" x 10'0" = 100
Dining Room	10'0" x 10'0" = 100
Breakfast Room	10'0" x 10'0" = 100
Entry	10'0" x 10'0" = 100
Staircase	10'0" x 10'0" = 100
W.C.	5'0" x 6'0" = 30
Storage	10'0" x 10'0" = 100
Garage	10'0" x 10'0" = 100
Other	10'0" x 10'0" = 100
<b>Total</b>	<b>1,000</b>

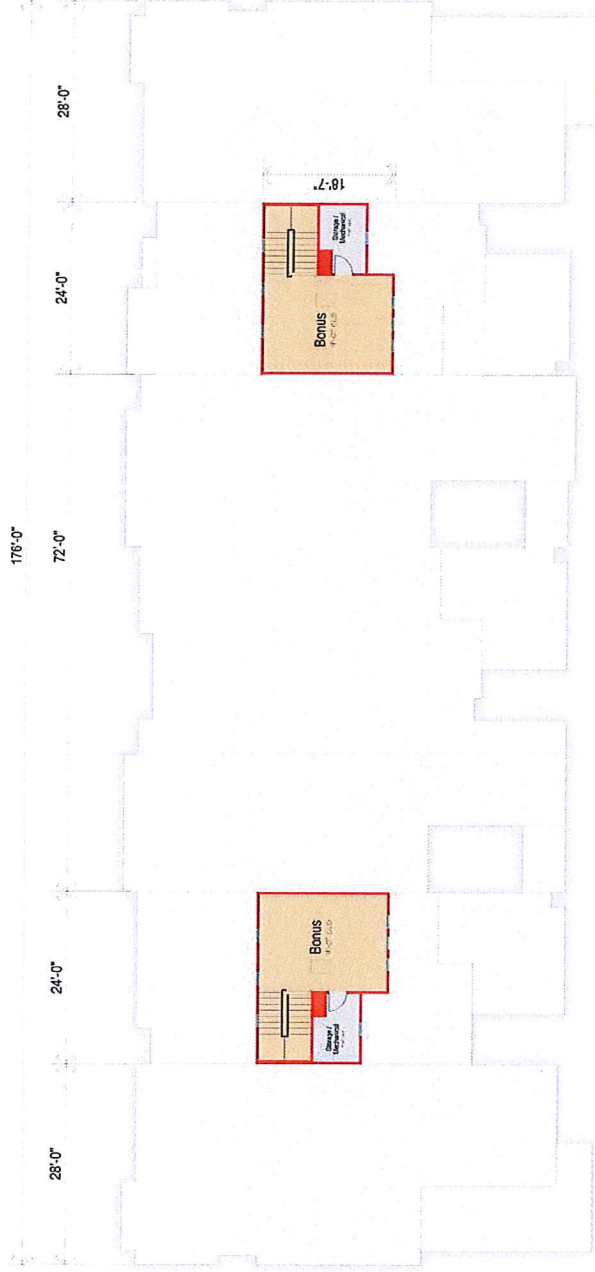


- Unit 4 Elevation 'B'
- Unit 1A Elevation 'A'
- Unit 2 Elevation 'C'
- Unit 1 Elevation 'B'
- Unit 2 Elevation 'A'
- Unit 3 Elevation 'B'
- Unit 4 Elevation 'A'

Second Floor Plan



SQUARE FOOTAGES - UNIT 1A	
Room	Sq. Ft.
Living Room	1,000
Kitchen	500
Bath	400
Bedroom	500
Hall	100
Closet	100
Staircase	100
Laundry	100
Storage	100
Other	100
<b>Total</b>	<b>3,800</b>



Unit 4 Elevation 'B' Unit 1A Elevation 'A' Unit 2 Elevation 'C' Unit 1 Elevation 'B' Unit 2 Elevation 'A' Unit 1A Elevation 'B' Unit 4 Elevation 'A' Unit 1 Elevation 'A'

### Third Floor Plan



MEMORANDUM

Airport Memo No. AP17-014

**DATE:** OCTOBER 14, 2016  
**TO:** JEFF KURTZ, PLANNING ADMINISTRATOR  
**FROM:** CHRIS ANDRES, AIRPORT ADMINISTRATOR *CA*  
**SUBJECT:** AIRPORT CONFLICT EVALUATION  
DVR 16-0013 PASEO VISTA VILLAGE

At their October 12, 2016 meeting, the Chandler Airport Commission ("Commission") discussed the Area Plan Amendment, Rezoning, and Preliminary Development Plan request for the proposed Paseo Vista Village single family, residential subdivision located at the northeast corner of McQueen Road and Ocotillo Road.

Finding: The Commission determined the proposed development **constitutes a conflict** with existing or planned airport uses.

Conflict(s) Cited: The project will add 112 dwelling units, thereby increasing the number of residents exposed to aircraft noise and vibrations from aircraft in the normal airport traffic pattern.

Conflict Resolution(s): A non-residential use is the preferred corrective action. If the development is approved, physical and administrative corrective actions should be employed including, without limitation:

Physical corrective actions: (1) construction of all houses built with noise attenuation construction materials and techniques to reduce the ambient interior noise levels to less than 45 decibels; (2) installation of at least one roadway-style sign at the site's entrance identifying the presence of low flying aircraft; (3) incorporation of "Chandler Airpark" in the development's name which shall be prominently displayed on a monument sign visible from the right-of-way, or other measure acceptable to city planning or airport staff.

Administrative corrective actions: (1) all prospective purchasers of property in the subdivision should be required to sign separate disclosure statements, acknowledging (i) the proximity to the Chandler Airport (including the heliport), and (ii) the potential for impact from aviation noise and vibrations; (2) all prospective purchasers of property should be required to sign the disclosure statements before a purchase contract is signed and again at the transaction closing;



(3) dedication of an avigational easement to the City; (4) display of a large size map in the onsite sales office identifying the Airport Impact Overlay District, the noise contours and overflight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan; (5) submittal of a signed affidavit and photograph of the prior referenced map display to the Zoning Administrator; (6) inclusion of an affirmative disclosure statement on the final plat; (7) inclusion of the physical and administrative corrective actions in the Subdivision Public Report that is submitted to the Arizona Department of Real Estate; (8) all disclosures will contain a reference to future traffic pattern changes.

The Commission accepted the Applicant's request to install a historical plaque at the property site referencing the Airport in lieu of incorporation of "Chandler Airpark" in the development's name. The Commission added the language in the third physical corrective action referencing "other measure acceptable to city planning or airport staff" to reflect the Applicant's request.

Additionally, the Commission expressed concerns that the property site may be impacted by future changes to the traffic pattern and added language reflected in the eighth administrative corrective action.

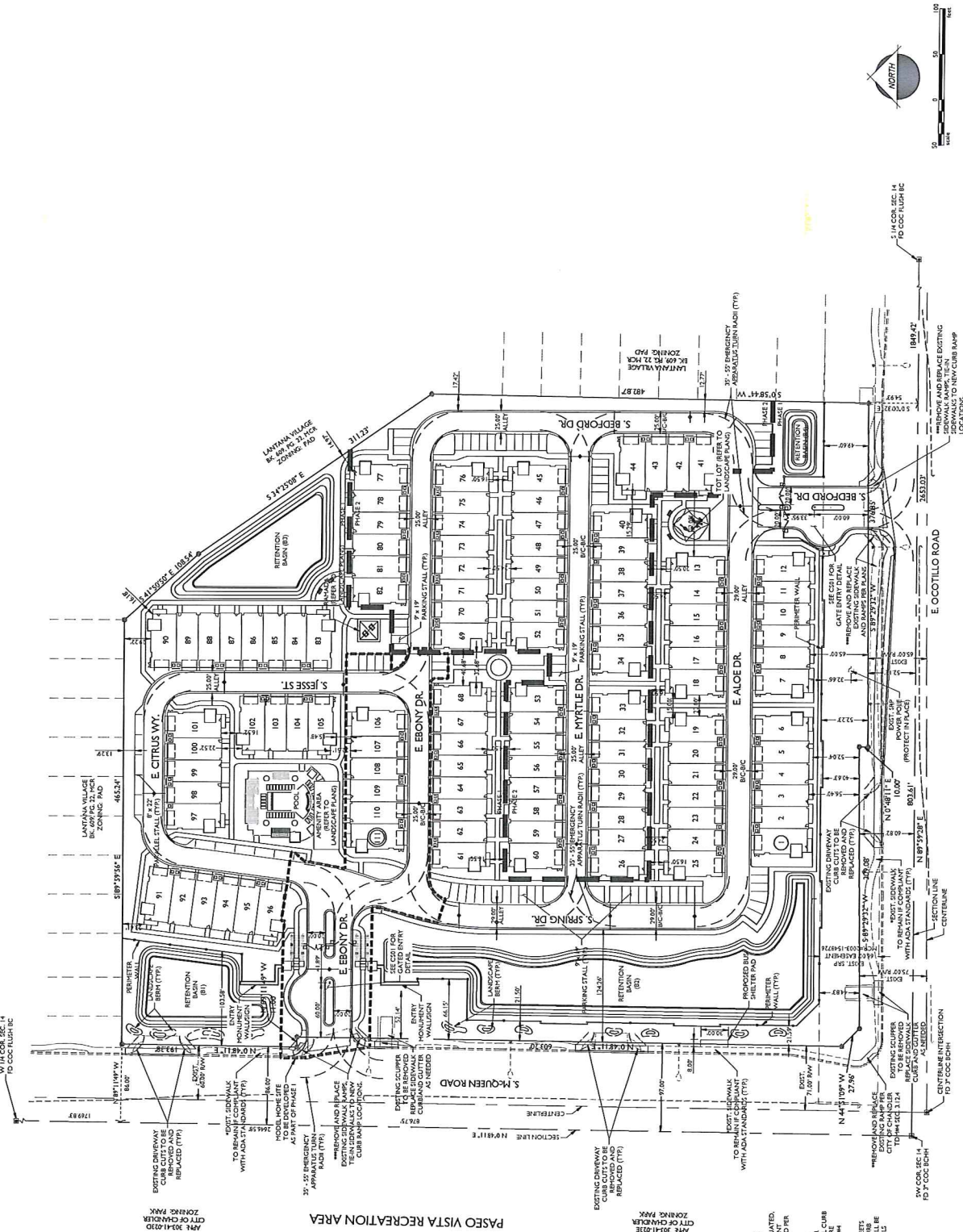
Commission Members in Attendance: Chairman Kelly McMullen, Dean Busk, Andrew Carroll, Sherri KoshioI, and Frank Nechvatal were in attendance. This attendance represented a quorum.

Per the Airport Conflicts Evaluation Process, the Commission voted 4-1, with Commissioner Nechvatal dissenting, to forward a report to the Planning Administrator and City Council indicating the finding noted above.

cc: Kevin Mayo, Planning Manager







**EXISTING SIDEWALK AND CURB RAMP NOTES:**

\*EXISTING SIDEWALK ADA COMPLIANCE TO BE EVALUATED. SECTIONS OF SIDEWALK THAT DO NOT MEET CURRENT ADA REQUIREMENT WILL BE REPAVED AND REPLACED PER CITY OF CHANDLER STANDARDS.

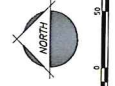
\*EXISTING CURB RAMP WITHIN THE EXISTING AND ADJACENT TO THE PROJECT WILL BE EVALUATED. CURRENT ADA COMPLIANCE AND CITY STANDARDS CURB RAMP STANDARDS, NON-COMPLIANT CURB RAMP ARE REQUIRED TO BE REPLACED PER THE FIGURE ON TDH44 SECTION 3.12-1 PRIVATE DEVELOPMENT PROJECT.

\*NEW CURB RAMP ADA COMPLIANCE CRITERIA MEETS ADA SLOPES AND LANDING AREA REQUIREMENTS. CURB RAMP THAT DO NOT MEET ADA REQUIREMENTS SHALL BE REPLACED PER CITY OF CHANDLER 2'X10' AND 4'X10' DETAILS



Paseo Vista Village  
Chandler, AZ

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DATA
C1	318.9	300.0	23.88	00473945
C2	541.7	375.0	49.55	00241527
C3	464.6	315.0	41.55	00112435
C4	681.1	300.0	60.51	01124355
C5	428.0	300.0	42.76	00871026
C6	793.7	300.0	79.70	01211527
C7	58.90	375.0	53.03	00930000
C8	62.5	395.0	58.66	00470000
C9	60.48	350.0	54.41	00470000



**UTILITY SERVICE NOTE:**  
ALL WATER SERVICE LINE WILL BE 1/2 INCH PVC LINES.  
ALL SEWER SERVICE LINES WILL BE 4" PVC LINES.

